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email: info@rcbio.com

2/25/2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Alpine Fire Protection District
1364 Tavern Road
Alpine, CA 91901-3831

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT
MUP 83 054 1W
Queen of Angels Church
2569 West Victoria Drive
Alpine, CA 91901
APN 402-280-11, 75, 03

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Article 86 of the California Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The proposed project is a Major Use Permit for the Queen of Angels Church. The proposal is to expand the existing church. The phased improvements proposed include a new 740 seat church building, a 7,300 square foot administration building, a 22,000 square foot hall, 228 parking spaces and additional enterances from West Victoria Road.

ENVIRONMENTAL SETTING

- 1) Location:** *The project is located within an area of estate residential development.*
- 2) Topography:** *The site is located in an area of rolling to steep hills.*

- 3) **Flammable Vegetation:** *The vegetation to remain onsite within the open space easement is composed of southern mixed chaparral as mapped by REC Consultants, Inc. (Map attached).*
- 4) **Climate:** *The project site is located within the transitional climate zone. It is located in area that receives an average of 18 inches of rainfall annually. (Climates of San Diego County, Agricultural Relationships, University of California, Agricultural Extension Service, and U.S. Weather Bureau.) This climate zone typically receives rain between October and March followed by hot dry summers.*

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

The project is located within the Padre Dam Water District. A copy of the water services availability form is attached to this letter. The project is easements to the water district as required as a condition to the project. Hydrants are being provided at locations acceptable to the Alpine Fire Protection District.

2. Fire Access Roads

Location:

Access to the site is provided via West Victoria Drive. From West Victoria Drive access is provided within the site by internal driving aisles.

Dead Ends:

The internal driving aisles within the project are interconnected. Three access points for ingress or ingress to West Victoria Drive are shown.

Width:

The onsite roads are proposed at 24 feet in width. These will be posted and marked as fire lanes with no parking allowed.

Grade:

The proposed grade does not exceed 10%.

Surface:

The proposed roads shall be paved with Asphaltic concrete.

3. Building Construction:

All structures shall comply with the ignition resistive construction requirements of the County Building Code.

4. Fire Protection Systems:

All habitable structures shall have fire sprinklers per County Consolidated Fire Code requirements and in conformance with NFPA 13.

5. Defensible Space:

A minimum 50 feet of Fuel Management will be established and maintained around all structures over 250 square feet in size excepted as otherwise allowed by the Fire District Letter date 9-12-03 attached. No off-site clearing is required.

6. Vegetation Management:

Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed by the property owners. Planting used will be from an approved fire resistance planting materials list that is maintained by County of San Diego.

7. Fire Behavior Computer Modeling:

Computer Fire Behavior Model is not required for this project per the Alpine Fire Protection District.

| | | | |
|----------------------------|---------|------------------|-----------|
| Robin Church | 2/25/07 | Robin Church | Principal |
| Prepared By (Signature) | Date | Printed Name | Title |
| Dennis E. Hinman | 2/26/07 | Dennis E. Hinman | |
| Property Owner (Signature) | Date | Printed Name | |
| (Agent) | | | |

Attachments:

Site Plan

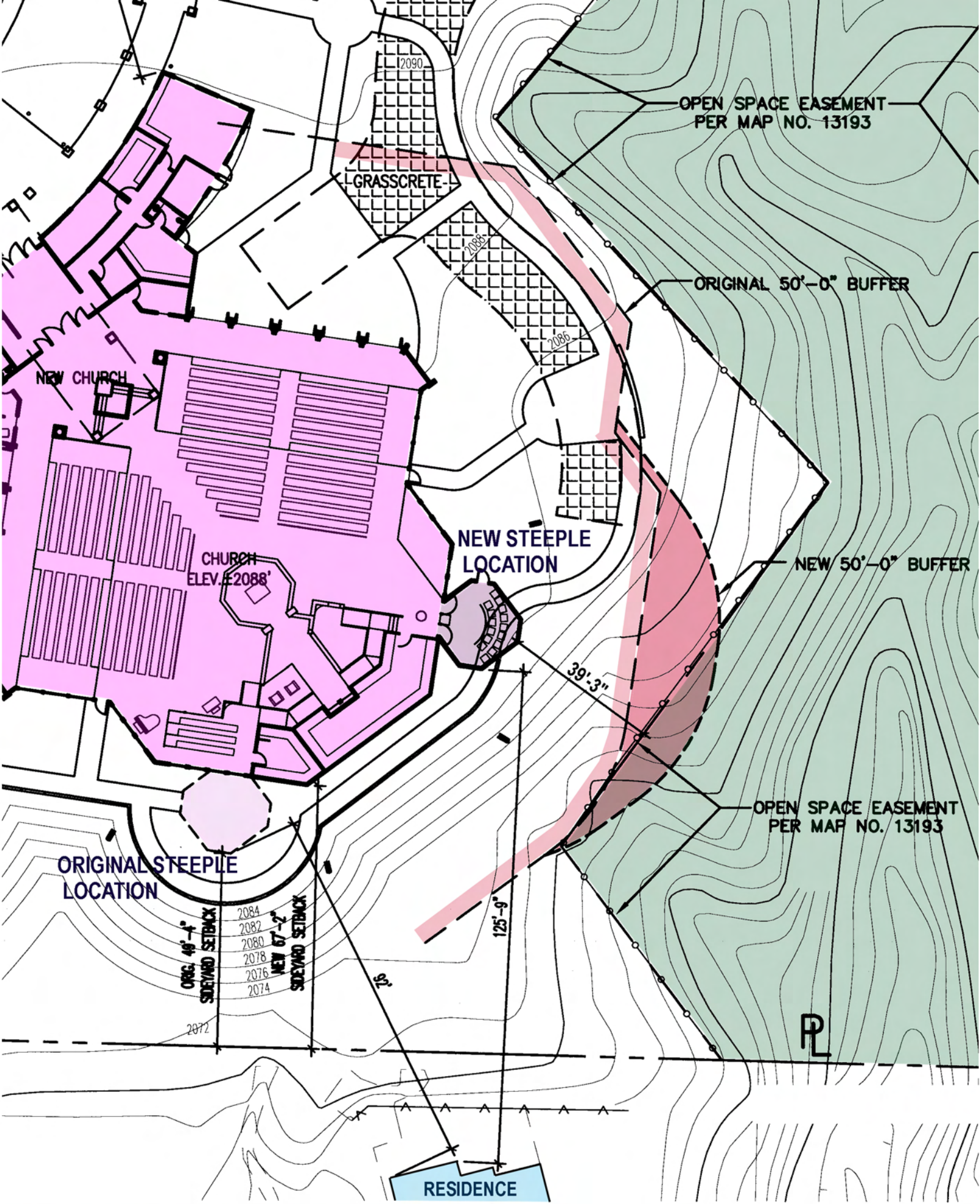
Revised Steeple Location

Biological Resources Map

Water District Availability Letter and Conditions

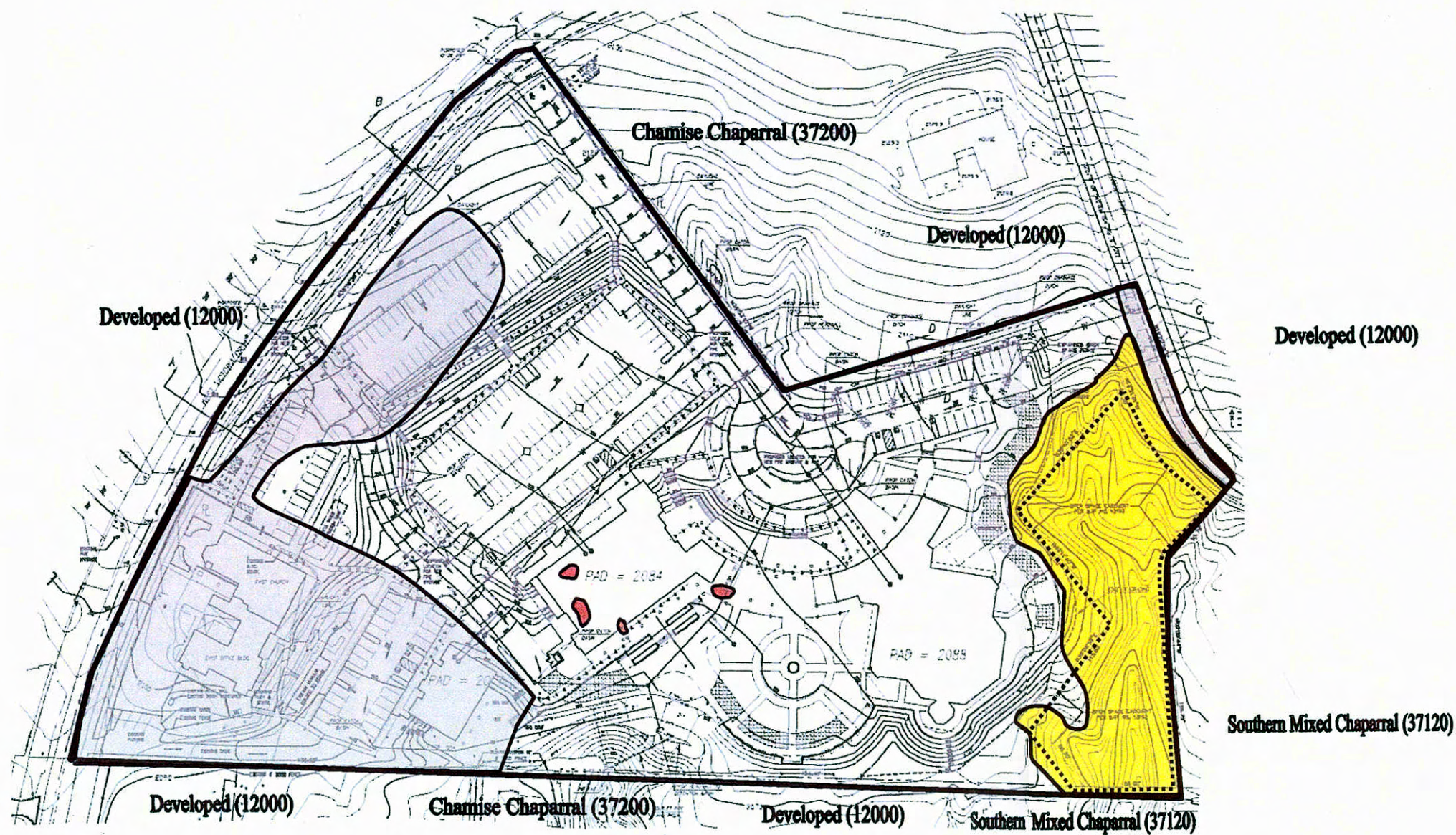
Fire District Availability Letter

Fire District Conditions Letters dated: January 30, 2007, November 6, 2003, September 12, 2003 and November 12, 2002



REVISED STEEPLE LOCATION AND FIRE BUFFER

QUEEN OF ANGELS, ALPINE (MUP #P83-054W)



Legend

- Disturbed Southern Mixed Chaparral (37120)
- Southern Mixed Chaparral (37120)
- Developed (12000)
- Rocky Outcrops
- Open Space Easement TM #13193

Elyssa Robertson

Elyssa Robertson
County Certified Biologist

REC
Consultants, Inc.

Scale 1"=116'
P & D Consultants, Inc.

Queen of Angels Catholic Church Biological Resources Map

4-03

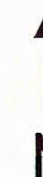


Figure
3



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(619) 565-6981 • (619) 267-6770

PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

Queen of Angels (Fr. Kintanar) (619) 445-2145

Owner's Name Phone

2569 West Victoria Dr.

Owner's Mailing Address Street

Alpine CA 91901

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☒ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Church Facilities
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
(Add extra if necessary)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 4 | 0 | 2 | 2 | 8 | 0 | 1 | 1 |
| 4 | 0 | 2 | 2 | 8 | 0 | 7 | 5 |
| 4 | 0 | 2 | 2 | 8 | 0 | 0 | 3 |

B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 45,420 sq ft

C. ☐ Total Project acreage 8.67 Total number of lots _____

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 2/7/07
 Address: 2569 West Victoria Drive, Alpine CA 91901 Phone: (619) 445-2145

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

LETTER EXPIRES 2/9/08

District Name: PADRE DAM MUNICIPAL WATER DISTRICT Service area: EASTERN

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached 1 (Number of sheets)
☐ Project will not be served for the following reason(s): _____

C. ☒ District conditions are attached. Number of sheets attached: 1
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name: COURTNEY MAEL
 Print title: ENGINEERING TECH/PLAN CHECKER Phone: 619-258-4640 Date: 2/9/07

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

**PADRE DAM MUNICIPAL WATER DISTRICT**

10887 Woodside Avenue, Santee, California 92071 - 619-448-3111

**WATER AVAILABILITY ATTACHMENT
CONDITIONS OF APPROVAL**PROJECT NAME Queen of Angels Church

MAP NUMBER _____

A.P.N.(s) 402-280-11, 75 & 402-440-03

FACILITIES

Domestic/Irrigation service and fire hydrant requirements may determine if the proposed project will require a water main extension. If a water main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- ☒ [X] Prepare plans for a Potable Water system according to Padre Dam's Requirements.
- ☒ [X] Provide the agreement and securities required by the County / City and/or Padre Dam to install the public water system required for the project.
- ☒ [X] Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications.
- ☒ [X] Pay for all installation and capacity fees for each meter connection, each lot, or each building. (As determined by project need prior to District providing service or an unconditional commitment letter)
- ☒ [X] Install private/public potable water, reclaimed water and sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

EASEMENTS

- ☒ [X] Developer shall dedicate to Padre Dam all necessary easements (20' wide minimum or Drive Lane width) for that portion of the water system which is to be public. Easement shall extend easterly to Hale Drive.
- ☒ [X] Easements may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project.

FACILITY COMMITMENT

- ☒ [X] Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

SPECIAL CONDITIONS

- ☒ [X] Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping may be required with connections to both West Victoria Drive and Hale Drive.
- ☒ [X] Water main extension will be required between Hale Drive and West Victoria Drive.
- ☒ [X] Based on fire flow the interior pipeline may be required to connect to the existing 14" waterline in Victoria Drive at the southwest corner of project.



ALPINE
FIRE
DEPT.

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Queen of Angels, (Fr. Kintanar) 619-445-2145
Owner's Name Phone

2569 West Victoria Drive
Owner's Mailing Address Street

Alpine CA 91901
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Church Facilities
☐ Time Extension... Case No. Church Facilities
☐ Expired Map... Case No. _____
☐ Other _____

B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 45,420 sf

C. Total Project acreage 8.67 Total lots _____ Smallest proposed lot _____

Assessor's Parcel Number(s)
(Add extra if necessary)

| | | |
|---|---|---|
| 4 | 0 | 2 |
| 4 | 0 | 2 |
| 4 | 0 | 2 |

| | | |
|---|---|---|
| 2 | 8 | 0 |
| 2 | 8 | 0 |
| 2 | 8 | 0 |

| | |
|---|---|
| 1 | 1 |
| 7 | 5 |
| 0 | 3 |

Thomas Bros. Page 1234 Grid 4B & 5B
2569 West Victoria Drive
Project address Street
Alpine, CA 91901
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: _____
Address: 2569 West Victoria Drive, Alpine CA 91901 Phone: 619-445-2145
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District name ALPINE FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project: 1364 TAVERN RD.
APPROX. 1.5 MI WEST.

A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

☒ Within the proposed project 50' feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. EXPIRES 1-29-08

M. Tedesco M. TEDESCO FIRE MARSHAL 619 445 2635 1-29-07
Authorized signature Print name and title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



Alpine Fire Protection District

January 30, 2007

Director
Department of Planning and Land Use
5201 Ruffin Rd. Suite B
San Diego, CA 92123-1666

RE: MUP 83 054 1W
Queen of Angels Church
2569 West Victoria Drive
Parcel No: 402-280-11 75 03

The previous conditions dated 11-06-03 regarding the fuel reduction and fire protection system shall remain the same as required by the previous Fire Marshal.

I have added additional conditions as stated below:

A total of 4 fire hydrants shall be installed. Hydrants shall supply a minimum of 2000 GPM with a 20 PSI residual. Hydrants shall be of a type and design acceptable to the District and shall have one (1) four inch and two (2) two and one half inch outlets.

All driving isles shall be a minimum width of 24 feet with turning radius' of 30 feet.

No parking, fire lanes with red curbs, lettering, and signage will be required at the discretion of the Fire Marshal.

A short form fire protection plan shall be submitted addressing all elements of California Fire Code, Article 86.

If you have further questions or comments, feel free to contact me.

Yours in Fire Safety

Mary Tedesco
Fire Marshal

cc: Dennis Hyndman 2611 South Coast Highway 101, Ste. 200 Cardiff, CA 92007



Alpine Fire Protection District

9-12-03

DIRECTOR
DEPT. OF PLANNING AND LAND USE
5201 RUFFIN RD. SUITE B
SAN DIEGO, CA. 92123-1666

RE: P-83-054W
QUEEN OF ANGELS CHURCH

THE REVISED STEEPLE LOCATION IS ACCEPTABLE TO THE FIRE DISTRICT. THE FUEL MODIFICATION ZONE MAY BE REDUCED TO A MINIMUM DISTANCE OF 30 FT. FROM THE STEEPLE AS SHOWN ON THE REVISED PLOT PLAN.

YOURS IN FIRE SAFETY,

BOB WITHERTS, CAPT. /FM

CC: HYNDMAN & HYNDMAN



Alpine Fire Protection District

FIRE CHIEF
Thomas N. Ace

DENNIS HYNDMAN
HYNDMAN & HYNDMAN ARCHITECTURE
2611 SOUTH COAST HWY. 101
SUITE 200
CARDIFF, CA. 92007

11-12-02

RE: MUP 83 0541W

MR. HYNDMAN,

HAVING REVIEWED YOUR REQUEST FOR A DISTANCE REDUCTION TO WILDLAND FUELS AROUND THE PROJECT PLEASE NOTE THE FOLLOWING:

YOUR REQUEST IS APPROVED FOR A MINIMUM CLEARENCE OF 50 FT. WITH THE FOLLOWING PROVISIONS.

- 1: HARDSCAPE SURFACING SHALL BE PROVIDED ALONG ACCESS ROUTES AROUND BUILDINGS AS DIRECTED BY THE FIRE MARSHAL.
- 2: ANY BUILDING ON THE PROJECT WITH LESS THAN 100 FT. CLEARENCE TO WILDLAND VEGETATION SHALL BE A MINIMUM OF TYPE V 1 HR. CONSTRUCTION WITH AUTOMATIC FIRE SPRINKLER PROTECTION PER NFPA 13.
- 3: FIRE RESISTIVE LANDSCAPING [GREEN BELTS] SHALL BE PLACED AROUND BUILDINGS AS DIRECTED BY THE FIRE MARSHAL.

IF YOU HAVE FURTHER QUESTIONS OR COMMENTS PLEASE CONTACT ME AT THE ADDRESS OR TELEPHONE NUMBER SHOWN.

YOURS IN FIRE SAFETY,

BOB WITHERS. CAPT./FM



Alpine Fire Protection District

11-6-03

DIRECTOR, DEPT. OF PLANNING AND LAND USE
5201 RUFFIN RD. SUITE B
SAN DIEGO, CA. 92123-1666

RE: P83-054W1 RPL

CONDITIONS FOR THE PROJECT SHALL BE AS PREVIOUSLY INDICATED, SEE COPIES ATTACHED.

YOURS IN FIRE SAFETY,

BOB WITHERS, CAPT. /FM

CC: DPW
HYNDMAN & HYNDMAN